

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: July 22, 2021

SUBJECT: Planning & Zoning Commission meeting—July 27, 2021

The Planning and Zoning Commission will hold a meeting on July 27, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Jul 27, 2021 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 27, 2021

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Special Permit Application #34-K/Site Plan, Land Filling & Regrading Application #510, Woodway Country Club, 540 Hoyt Street. Proposal to construct terraces and decks adjacent to the Clubhouse building; and to perform related site development activities. The 135+/- acre subject property is located on the west side of Hoyt Street approximately 1700 feet south of its intersection with Talmadge Hill Road, and is shown on Assessor's Map #3 as Lot #137 in the R-2 Zone.

Amendment of Special Permit Application #117-F / Site Plan, Noroton Presbyterian Church, 2011 Boston Post Road. Proposal to construct a wood deck adjacent to the recently constructed sports court and to perform related site development activities. The 8.96+/- acre subject property is located on the north side of Boston Post Road at the northwest corner formed by its intersection with Noroton Avenue, and is shown on Assessor's Map #43 as Lots #3, #4, and #5 in the R-1/3 Zone.

Land Filling & Regrading Application #507, Cynthia Heck, 57 Greenleaf Avenue. Proposing to fill and to grade the property in conjunction with the installation of a pool, pool house, and stormwater management system, and to perform related site development activities. The 1.0+/- acre subject property is located on the north side of Greenleaf Avenue approximately 600 feet west of its intersection with Waterbury Lane, and is shown on Assessor's Map #28 as Lot #3 in the R-1 Zone.

Land Filling & Regrading Application #509, William & Courtney Reidy, 43 Hillside Avenue. Proposal to: regrade yard; construct a series of terraces/patios; install a boulder retaining wall; and to perform related site development activities. The 0.38+/- acre subject property is located on the west side of Hillside Avenue at the northwest corner formed by its intersection with Anthony Lane, and is shown on Assessor's Map #47 as Lot #66 in the R-1/3 Zone.

GENERAL MEETING

Deliberations and possible decisions on the following:

Coastal Site Plan Review #357, Flood Damage Prevention Application #408, Land Filling & Regrading Application #505, George & Kelly Whitridge, 29 Tokeneke Trail. Proposal to raze the existing residence, remove the existing tennis court, and construct a new single-family residence with a new driveway and parking areas, pool and terrace/patio areas, and installation of stormwater management and a new subsurface sewage disposal system, and to perform related site development activities within regulated areas.

Special Permit Application #320, Jeffery Brown, 26 Peach Hill Road. Request to allow continued, temporary owner occupancy of the existing single-family dwelling on the subject property, as an accessory dwelling unit, in conformance with Sections 331, 405, and 1000 of the Darien Zoning Regulations, while a new replacement single-family dwelling is being constructed on the same lot.
HEARING CLOSED: 5/25/2021. DECISION DEADLINE: 7/29/2021.

Special Permit Application #321, Baywater 1090 BPR, LLC / Compass Real Estate, 1090 Boston Post Road. Proposal to temporarily establish a real estate office within the existing space at 1090 Boston Post Road, formerly occupied by Coco and Lala, and prior to that, Double Exposure.

Deliberations ONLY regarding:

Special Permit Application #264-B/Site Plan, Baywater 1025 BPR, LLC, Crepes Chouquette, 1025-1029 Boston Post Road. Proposal to establish a Quick Service Restaurant with associated retail sales and outdoor dining at the existing space at 1025-1029 Boston Post Road, formerly occupied by Warm New York, and prior to that, Kirby & Company.

Special Permit Application #302-A, Baywater CFW, LLC, Compass Real Estate, 15 Corbin Drive. Proposal to establish a real estate office within the new building to be constructed at 15 Corbin Drive (Building H on the approved plans for the Corbin project).

Any public hearing items closed on July 27, 2021:

- **Special Permit Application #34-K/Site Plan, Land Filling & Regrading Application #510, Woodway Country Club, 540 Hoyt Street.**
- **Amendment of Special Permit Application #117-F / Site Plan, Noroton Presbyterian Church, 2011 Boston Post Road.**
- **Land Filling & Regrading Application #507, Cynthia Heck, 57 Greenleaf Avenue.**
- **Land Filling & Regrading Application #509, William & Courtney Reidy, 43 Hillside Avenue.**

Chairman's Report

Discussion of Parking for multi-family housing and opt-out procedure, ADUs and Marijuana.

Approval of Minutes

July 13, 2021

Any Other Business (requires two-thirds vote of Commission)

NOTE: Next upcoming Meeting—September 7 & 14, 2021

ADJOURN.